

**MINUTES
VILLAGE OF LAKE PARK
PLANNING BOARD
3801 LAKE PARK ROAD, LAKE PARK, NC
FEBRUARY 20, 2018**

Planning Board Members Present: Jonathan McDaniel, Rob Bowlin, Bjarne Hansen and Harrison Walser.

Village Attorney: Ken Swain

Zoning Administrator: Cheri Clark

Call to Order: Jonathan McDaniel called the February 20, 2018 meeting to order.

Pledge of Allegiance: Jonathan McDaniel led the Pledge of Allegiance.

Public Comments: There was no public comment.

Approval of Minutes: Bjarne Hansen made the motion to approve the January 16, 2018 Planning Board minutes as presented. Rob Bowlin seconded the motion. Vote – Unanimous.

Changes to the Agenda: There were no changes to the Agenda.

Board Positions: Rob Bowlin and John Laurents have expressed interest in serving on the Planning Board for another term. Cheri Clark will present the two re-appointments to Council at their March meeting.

UDO Article 8 – Use Regulations: Benchmark consultant Dr. Robyn Stuber updated the Article 8 Use Regulations chart per Planning Board (PB) comments about kennels, number of pets, bars and nightclubs. Kennels have been modified to be a special use in the Industrial Zone only and a definition of kennels has been added to the use table.

Bars and nightclubs have also been modified to require a special use permit in the Industrial and General Business Zones. If PB wants to remove the potential of these establishments in the General Business Zone, then PB will need to modify the ordinance such that bars and nightclubs are only allowed in the Industrial Zone through Special Use provisions.

UDO Article 9 – Dr. Stuber also provided a draft of a new section 9.9.3 detailing rules and procedures for small wireless facilities, as per NC Session Law 2017-159, HB 310.

Council Liaison: Cheri Clark shared that Council is beginning the budgeting process for 2018 – 2019 fiscal year.

Board Comments: PB wanted to know if Lucas Lands has applied for a permit for the property beside them which is zoned Industrial and if the property at the corner of Indian Trail Unionville Road and Faith Church Road for sale.

There is talk in the community that Faith United Methodist Church maybe selling some of their property to a developer.

Central Church is renting out their gym to Metrolina Christian Academy and the YMCA. A homeschool group is also renting classrooms starting in March.

Setting Agenda for Next Month's Meeting: No changes to the Agenda.

Adjourn: Bjarne Hansen made the motion to adjourn. Rob Bowlin seconded the motion. Vote – Unanimous.

Respectfully Submitted,



Cheri Clark
Village Administrator

